Karen Johnson Davidson County
Batch# 931763 DEEDQC
10/20/2022 08:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221020-0114240

This Instrument Prepared by:
J. Michael Robbins, BPR#32342
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, TN 37087
(615) 549-8909

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.

New Owners:	Send Tax Bills to:	Map-Parcel #'s:
Vicki Crook	New Owner	Map: 147
Leeann Eaton		Group: 6
205 Overcrest Ct.		Parcel: 79.00
Nashville, TN 37211		

QUITCLAIM DEED

This quitclaim deed is made this 5th day of October 2022, by **Vicki Crook,** individually, Grantor, of the City of Nashville, County of Davidson, State of Tennessee, to **Vicki Crook** and **Leeann Eaton,** Grantees, of the City of Nashville, County of Davidson, State of Tennessee. Charles R. Sims having passed away on April 24th, 2022, and the life estate reserved to him by prior deed having extinguished. Charles R. Sims death certificate is included herein as **Exhibit "B"** to this deed.

Grantor, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantees, receipt of which is hereby acknowledged, have bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto **Vicki Crook** and **Leeann Eaton**, as joint tenants with right of survivorship, all of her right, title, and interest in and to the following described real property located in Davidson County, Tennessee,

and more fully described in the description attached hereto and incorporated herein as **Exhibit "A"**.

This is improved property commonly known as 205 Overcrest Court, Nashville, Tennessee 37211. This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

In witness, Grantor has executed this deed on the date first written above.

Vicki Crook
Grantor

STATE OF TENNESSE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Vicki Crook**, with whom I am personally acquainted, or who proved to me her identity upon satisfactory evidence, and who acknowledged that she executed this instrument for the purposes contained therein.

Notary Public
My commission expires 8/19/22

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration or value for this transfer is $0.00.

Leeann Eaton, Grantee

Sworn to and subscribed before me this 5th day of October, 2021. (Notary)

Notary Public
My commission expires 8/19/23

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Exhibit A — Property Description

Land located in Davidson County, Tennessee more particularly described as follows:

Being Lot 35 on the Plan of Section I, Revised, Caldwell Hall, as of record in Book 2900, Page 57, Register's Office of Davidson County, Tennessee to which reference is made for a more complete description.

Said Lot 35 fronts 97.79 feet on the Southerly side of Overcrest Court, as measured around a curve, and runs back 125.3 feet on the West line and 158.7 feet on the East line to a dead line in the rear on which it measures 113 feet.

Being the same property conveyed to Vicki Crook by deed from Charles R. Sims, dated December 3rd, 2021, recorded on December 16th, 2021, and of record in Book 20211216, Page 0166454, Register's Office of Davidson County, Tennessee.

Also, being the same property conveyed to Charles R. Sims and wife, Mary M. Sims by deed from Valeriy P. Mitsky and wife, Nina N. Mitsky dated December 27th, 1994 and of record in Book 9557, Page 535, Register's Office of Davidson County, Tennessee.

Also, being the same property conveyed to Valeriy P. Mitsky and wife, Nina N. Mitsky by deed from Eli B. Landrum and wife, Barbara G. Landrum of record in Book 8798, Page 911, Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, J. Michael Robbins, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 5, 2022.

J. Michael Robbins

10/18/22
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on the 18th day of October 2022.

Amy Christian
Notary Public

My Commission Expires: 7-22-25



EXHIBIT "B"

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2022 028737

1. Decedent's Legal Name				2. Sex	3. Date of Death
CHARLES RICHARD SIMS				MALE	04/24/2022 - FOUND
4. Time of Death (Approx.)	5a. Age	6. Date of Birth	7. Birthplace		
UNKNOWN	83	07/20/1938	SODDY DAISY, TN		
8a. Place of Death					
DECEDENT'S HOME					
8b. Facility Name		8c. City or Town		8d. County of Death	
205 OVERCREST CT		NASHVILLE		DAVIDSON	
9. Marital Status	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation		11b. Kind of Business/Industry	
WIDOWED		COLLEGE PROFESSOR		HIGHER EDUCATION	
12. Social Security Number	13a. Residence-State or Foreign Country	13b. County		13c. City or Town	
7766	TENNESSEE	DAVIDSON		NASHVILLE	
13d. Street and Number		13e. Inside City Limits?	13f. Zip Code	14. Was Decedent ever in US Armed Forces?	
205 OVERCREST CT		YES	37211	YES	
15. Decedent's Education		16. Decedent of Hispanic Origin?		17. Decedent's Race	
BACHELOR'S DEGREE		NO, NOT SPANISH/HISPANIC/LATINO		WHITE	
18. Father's Name			19. Mother's Name Prior to First Marriage		
WILLIAM LAWRENCE SIMS			FLORENCE ISABEL GRANT		
20a. Informant's Name	20b. Relationship to Decedent	20c. Mailing Address			
LEE ANN EATON	DAUGHTER	607 QUARTERHORSE LANE, NOLENSVILLE, TN 37135			
21a. Method of Disposition	21b. Place of Disposition		21c. Location		
ENTOMBMENT	WOODLAWN MEMORIAL PARK		NASHVILLE, TN		
22a. Signature of Funeral Director	22b. License Number	22c. Signature of Embalmer		22d. License Number	
▶ /e/ JAMES R PADGETT	5534	▶ /e/ CAYLEY FREEMAN		20172	
23a. Name and Address of Funeral Home				23b. License Number	
WOODLAWN ROESCH-PATTON FUNERAL HOME AND MEMORIAL, 660 THOMPSON LANE, NASHVILLE, TN 37204-0407				933	
24. Registrar's Signature			25. Date Filed		
▶ /e/ EDWARD G BISHOP III			04/26/2022		

26. Certifier

26a ☑ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier	27b. License Number	27c. Date Signed
▶ /e/ MATTHEW LORENZ BRUST	025629	04/25/2022

27d. Name and Address: MATTHEW LORENZ BRUST 397 WALLACE ROAD SUITE C100, NASHVILLE, TN 37211

28. Part I. ENTER THE CHAIN OF EVENTS, DISEASES, INJURIES, OR COMPLICATIONS THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death)	a. CARDIOPULMONARY ARREST	5 MIN
Sequentially list conditions, if any, leading to the cause on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	b. CORONARY ARTERY DISEASE	10 YEARS
	c. HYPERLIPIDEMIA	20 YEARS
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: HYPERTENSION, ATRIAL FIBRILLATION, PEPTIC ULCER DISEASE, CHRONIC RENAL DISEASE

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	NO	N/A

33. If Transportation Injury, Specify	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1659E RDA 10112

14090253

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

1 4 0 9 0 2 5 3
Date Issued: Apr-26-2022

CERTIFICATION OF VITAL RECORD

202210200114240